

CITY of SAN LUIS OBISPO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	42,650
Annual Single-Family Units Permitted (1996-98, Avg.):	126
Annual Multi-Family Units Permitted (1996-98, Avg.):	11
Total Annual Residential Units Permitted (1996-98, Avg.):	137

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	-Gen'l Plan Amend't, PUD, Tent.Map fee, Des. Rev. fee, Aff. Housing In-lieu fee

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Water/Wastewater Impact Fee Study (1991)- water and sewer impact fees
 -Transportation Impact Fee Study (1993) - transportation impact fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Southern San Luis Obispo
Broad Street @ Fuller Road

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-water & sewer main upgrades, curb, gutter, sidewalk, st. trees, park land and traffic mitigations
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, water lines, sewer mains, transit facilities (e.g. bus stops, bike paths)
-Common Amenities / Open Space:	-no common amenities req'd; no open space req't
-Affordable Housing Dedication:	-pre-inclusionary housing ordinance - 5% low-income & 10% mod. income
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, geological, traffic, hydrology, drainage

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	74.80
Private Garage Valuation Price per Sq. Ft.	24.40
Total Valuation per Unit	196,760
Total Valuation per 25 Unit Subdivision Model	4,919,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,485
Zone Change Application Fee	included with GPA		-
Planned Unit Development Fee	flat		4,342
Tentative Map Fee	4932 flat + 164/unit		9,032
Final Map Fee	1048 flat + 71/unit		2,823
Design Review Fee	flat		1,339
Environmental Assessment / Neg Dec Fee	flat		1,202
Subtotal Planning Fees			23,223

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1502.85	37,571
Building Plan Check Fee (models)	100% of other permits (3 models) ²		8,047
Building Plan Check Fee (prod'n units)	50% of other permits (22 units) ²		29,504
Fire Department Plan Check Fee	17.5% of Bldg Plan Ck Fee @ 368/unit		9,204
Engineering Plan Check Fee	infrastructure val'n based		7,799
Engineering Pub. Improvement Inspection Fee	infrastructure val'n based		31,922
Grading Plan Check Fee	flat		48
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19.68	492
Blueprint, Microfilm, Copy Fees	30 @ 7.40/sheet		222
Grading Permit Fee	schedule based on CY		318
Electrical Permit Fee	per fixture count	200.33	5,008
Plumbing Permit Fee	per fixture count	200.33	5,008
Mechanical Permit Fee	per fixture count	200.33	5,008

Title XXIV Energy Compliance Fee	10% of Bldg Plan Ck Fee @ 210.38/unit	5,260
Subtotal Plan Check, Permit & Inspection Fees		145,411

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Luis Unified School District Impact Fee	1.50/sf	3,750	93,750
So. Cal. Gas - Gas Connection Fee	25/meter	25	625
City - Local Traffic Impact Fee	flat per unit	1,350	33,750
City - Water Impact Fee ¹	flat per unit	4,398	109,950
City - Water Meter Installation Fee	139/meter	139	3,475
City - Sanitary Sewer Impact Fee	flat per unit	2,632	65,800
City - Fire Safety Surcharge	17.5% of Bldg Plan Ck Fee @ 368/unit		9,204
City - Park Land In-Lieu Fee	flat per unit	3,594	89,850
City - Afford. Housing In-Lieu Fee	5% of Bldg val'n (196,750) @ 9838/unit		245,950
Subtotal Infrastructure, Impact & District Fees			652,354

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	820,988
Total Fees per Unit (total from above / 25 units)	32,840

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Infill Unit in this Jurisdiction:	Central San Luis Obispo 673 Woodbridge
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-meet existing neighborhood design and infrastructure requirements; street trees, sidewalk, curb, gutter
-Typical Reporting	-soils, drainage

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	74.80
Private Garage Valuation Price per Sq. Ft.	24.40
Total Valuation per Model	196,760

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1502.85	1,503
Architectural Plan Check Fee	100% of other permits ²	2103.84	2,104
Fire Department Plan Check Fee	17.5% of Bldg Plan Ck Fee @ 368/unit		368
Grading Plan Check Fee	flat		48
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19.68	20
Blueprint, Microfilm, Copy Fees	15 @ 7.40/sheet		111

Grading Permit Fee	schedule based on CY	203
Electrical Permit Fee	per fixture count	200.33
Plumbing Permit Fee	per fixture count	200.33
Mechanical Permit Fee	per fixture count	200.33
Title XXIV Energy Compliance Fee	10% of Bldg Plan Ck Fee @ 210.38/unit	210
Subtotal Plan Check, Permit & Inspection Fees		5,167

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Luis Unified School District Impact Fee	1.50 / sf	3,750	3,750
City - Local Traffic Impact Fee	flat per unit	1,350	1,350
City - So. Cal. Gas Connection Fee	25/meter	25	25
City - Water Meter Installation Fee	139/meter	139	139
City - Water Impact Fee ¹	flat per unit	4,398	4,398
City - Sanitary Sewer Impact Fee	flat per unit	2,632	2,632
City - Fire Safety Surcharge	17.5% of Bldg Plan Ck Fee @ 368/unit	368	368
City - Construction unit tax	flat per unit	150	150
Subtotal Infrastructure, Impact & District Fees			12,812

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	17,979
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Model in this Jurisdiction:	Western San Luis Obispo Los Osos Valley Road @ Madonna Road
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-curb, gutter, sidewalk, st. trees, park land, utility upgrades to handle additional demand, traffic mitigations
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, water lines, sewer mains, transit facilities, (e.g. bus stops, bike paths)
-Common Amenities / Open Space:	-no common amenities req'd; 100 sf open space per unit
-Affordable Housing Dedication:	-pre-inclusionary housing ordinance - 5% low-income & 10% mod. income
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, geological, traffic, hydrology, drainage

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.80
Private Garage Valuation Price per Sq. Ft.	24.40
Total Valuation per Unit	79,680
Total Valuation per 45 Unit Multi-Family Development Model	3,585,600

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,485
Zone Change Application Fee	included with GPA		-
Planned Unit Development Fee	flat		4,342

Design Review Fee	flat	1,339
Environmental Assessment / Neg Dec Fee	flat	1,202
Subtotal Planning Fees		11,368

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	833.35	37,501
Architectural Plan Check Fee	100% of other permits ²	1166.62	52,498
Fire Department Plan Check Fee	17.5% of Bldg Plan Ck Fee @ 204.16/unit		9,187
Engineering Plan Check Fee	infrastructure val'n based		7,799
Engineering Pub. Improvement Inspection Fee	infrastructure val'n based		31,922
Grading Plan Check Fee	flat		48
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.97	359
Blueprint, Microfilm, Copy Fees	30 @ 7.40/sheet		222
Grading Permit Fee	schedule based on CY		289
Electrical Permit Fee	per fixture count	111.09	4,999
Plumbing Permit Fee	per fixture count	111.09	4,999
Mechanical Permit Fee	per fixture count	111.09	4,999
Title XXIV Energy Compliance Fee	10% of Bldg Plan Ck Fee @ 116.66/unit		5,250
Subtotal Plan Check, Permit & Inspection Fees			160,072

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Luis Unified School District Impact Fee	1.50/sf	1,500	67,500
So. Cal. Gas - Gas Connection Fee	25/meter	25	1,125
City - Local Traffic Impact Fee	flat per unit	1,198	53,910
City - Water Meter Installation Fee	139/meter	139	6,255
City - Water Impact Fee	flat per unit	5,318	239,310
City - Sanitary Sewer Impact Fee	flat per unit	2,106	94,770
City - Fire Safety Surcharge	17.5% of Bldg Plan Ck Fee @ 204.16/unit		9,187
City - Park Land In-Lieu Fee	flat per unit	2,849	128,205
City- Afford. Housing In-Lieu Fee	5% of Bldg val'n 79,680) @ 3984/unit		179,280
Subtotal Infrastructure, Impact & District Fees			779,542

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	950,982
Total Fees per Unit (total from above / 45 units)	21,133

Notes: ¹ This includes a \$2250 per unit credit towards the water fee. The credit is calculated based on the number of toilets and acre foot offset requirements.

² The Building Plan Check Fee includes 100% of building, electrical, mechanical, plumbing, energy and Fire Safety (plan check) surcharges for models and multi-family; and 50% of these same fees for production units.